

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-19774 - APPLICANT/OWNERS: PROJECT ALTA LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit (SUP-6284) shall expire on June 1st, 2008 unless another Extension of Time is approved.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-6284) and all other subsequent related cases and as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Special Use Permit (SUP-6284) to allow a proposed mixed use commercial and residential development and a waiver from the primary entryway being directly from and oriented to a street adjacent to the northwest corner of Alta Drive and Martin L King Boulevard.

The applicant has not made any significant progress on the proposed project in the form of an application of a Tentative Map or other applications. Therefore; a one year extension of time is deemed appropriate to give the applicant time to proceed with the proposed project. It is noted that companion Extensions of Time (EOT-19773 and EOT-19775) shall be heard concurrently with this item.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/15/04	The City Council denied a General Plan Amendment (GPA-5034) application to amend a portion of the Southeast Sector Plan of the General Plan from SC (Service Commercial) to H (High Density Residential), a Rezoning (ZON-4941) application for the proposed reclassification of property from C-1 (Limited Commercial) to R-PD50 (Residential Planned Development – 50 units per acre), a Variance (VAR-5035) application to allow a 20-foot setback where 1,212 feet is required, a Variance (VAR-5479) application to allow 153,879 square feet of open space where 606,678 square feet is required for an 854-unit multi-family development, and a Site Development Plan Review (SDR-5155) application for a proposed 21-story, 840 unit condominium development in three buildings on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard. The Planning Commission recommended approval on 11/04/04; staff also recommended approval of the application.
06/01/05	The City Council approved a Site Development Plan Review (SDR-6282) application, a Special Use Permit (SUP-6284) application to allow Mixed-Use development on the site, and a Variance (VAR-6283) application to address height and Residential Adjacency issues related to the proposed development. The Planning Commission and staff had recommended approval of the requests.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	16.78

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed-Use)	C-1 (Limited Commercial)
North	Commercial Single-family Residential	M (Medium Density Residential) MXU (Mixed-Use)	R-PD11 (Residential Planned Development – 11 Units per Acre) C-1 (Limited Commercial)
South	Commercial	UMC (Medical District)	PD (Planned Development)
East	Commercial	C (Commercial)	M (Industrial)
West	Multi-family Residential	M (Medium Density Residential)	R-PD19 (Residential Planned Development – 19 Units per Acre)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (175-Foot)	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first extension of time request for the proposed project. The applicant has not made any significant progress on the proposed project in the form of an application of a Tentative Map or other applications. The Special Use Permit would be exercised upon the issuance of a building permit. A one year extension of time is deemed appropriate to give the applicant time to proceed with the proposed project. It is noted that companion Extensions of Time (EOT-19773 and EOT-19775) shall be heard concurrently with this item.

Conditions of approval from SUP-6284:

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Mixed-Use development.

2. A waiver of the nonresidential use not being located at ground level fronting the primary public right-of-way, and the primary entryway to that use not being directly from and oriented to a street, is hereby granted.
3. Approval of and conformance to the Conditions of Approval for applications submitted for a Variance (VAR-6283) and a Site Development Plan Review (SDR-6282).
4. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
5. All City Code requirements and design standards of all City departments must be satisfied.

FINDINGS

Approval of the original Special Use Permit (SUP-6284) was granted on 06/01/05. This request for an extension of time is deemed appropriate with a one year time limit. Approval of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0